

HOUSING  
AND LAND USE  
REGULATORY  
BOARD



*enhance rational land use and housing  
attain well-planned and self-reliant communities  
promulgate and enforce land use  
and housing regulations*



2005 ANNUAL REPORT



LGUs which have completed their CLUPs/ZOs are reflected in Table 2. Twenty two (22) of these were targeted in CY 2004.

**Table 2. LIST OF COMPLETED COMPREHENSIVE LAND USE PLANS AND ZONING ORDINANCES**

<p><b>CAR</b></p> <ol style="list-style-type: none"> <li>1. Langiden, Abra</li> <li>2. San Quintin, Abra</li> <li>3. Itogon, Benguet</li> <li>4. Mankayan, Benguet</li> </ol> <p><b>RFO I</b></p> <ol style="list-style-type: none"> <li>1. Aguilar, Pangasinan</li> <li>2. Balungao, Pangasinan</li> <li>3. Sta. Maria, Pangasinan</li> <li>4. Urdaneta City</li> <li>5. Tagudin, Ilocos Sur</li> <li>6. Balaoan, La Union</li> </ol> <p><b>RFO II</b></p> <ol style="list-style-type: none"> <li>1. Basco, Batanes</li> <li>2. Aparri, Cagayan</li> <li>3. Calayan, Cagayan</li> <li>4. Enrile, Cagayan</li> <li>5. Alicia, Isabela</li> <li>6. Burgos, Isabela</li> <li>7. Cabagan, Isabela</li> <li>8. Divilican, Isabela</li> <li>9. Echague, Isabela</li> <li>10. Jones, Isabela</li> <li>11. Quezon, Isabela</li> <li>12. San Mateo, Isabela</li> <li>13. Sta. Maria, Isabela</li> <li>14. Tumauni, Isabela</li> <li>15. Cabbaroquis, Isabela</li> </ol> <p><b>RFO IV-A</b></p> <ol style="list-style-type: none"> <li>1. Nagcarlan, Laguna</li> <li>2. PFP of Batangas</li> </ol>	<p><b>RFO V</b></p> <ol style="list-style-type: none"> <li>1. Malinao, Albay</li> <li>2. Baras, Catanduanes</li> <li>3. Gigmoto, Catanduanes</li> <li>4. Pamplona, Camarines Sur</li> <li>5. Baleno, Masbate</li> <li>6. Milagros, Masbate</li> <li>7. Mobo, Masbate</li> <li>8. San Fernando, Masbate</li> </ol> <p><b>RFO VI</b></p> <ol style="list-style-type: none"> <li>1. Batan, Aklan</li> <li>2. Numancia, Aklan</li> <li>3. Belson, Antique</li> <li>4. Mambusao, Capiz</li> <li>5. Tapaz, Capiz</li> <li>6. Sta. Barbara, Iloilo</li> <li>7. Isabela, Negros Occidental</li> <li>8. Talisay City, Negros Occidental</li> </ol> <p><b>RFO VIII</b></p> <ol style="list-style-type: none"> <li>1. Caibiran, Biliran</li> <li>2. Bonbon, N. Samar</li> <li>3. Dulag, Leyte</li> </ol> <p><b>RFO IX</b></p> <ol style="list-style-type: none"> <li>1. Sindangan, Zamboanga DN</li> <li>2. Sirawai, Zamboanga DN</li> <li>3. Tukuran, Zamboanga DN</li> <li>4. Buug, Zamboanga Sibugay</li> <li>5. Diplahan, Zamboanga Sibugay</li> <li>6. Ipil, Zamboanga Sibugay</li> <li>7. Naga, Zamboanga Sibugay</li> <li>8. Titay, Zamboanga Sibugay</li> <li>9. PFP, Zamboanga del Sur</li> <li>10. RFP, Region IX</li> </ol>	<p><b>RFO X</b></p> <ol style="list-style-type: none"> <li>1. Cagayan de Oro City</li> <li>2. Opol, Misamis Oriental</li> <li>3. Concepcion, Misamis Oriental</li> </ol> <p><b>RFO XI</b></p> <ol style="list-style-type: none"> <li>1. Nabunturan, COMVAL Province</li> <li>2. Banaybanay, Davao Oriental</li> <li>3. Lupon, Davao Oriental</li> <li>4. Jose Abad Santos, Davao Sur</li> <li>5. Magsaysay, Davao Sur</li> <li>6. Malita, Davao Sur</li> <li>7. Matanao, Davao Sur</li> <li>8. Sulop, Davao Sur</li> </ol> <p><b>RFO XII</b></p> <ol style="list-style-type: none"> <li>1. Sto. Niño, South Cotabato</li> <li>2. Tampakan, South Cotabato</li> <li>3. M'lang, Cotabato Province</li> <li>4. Columbio, Sultan Kudarat</li> <li>5. Palimbang, Sultan Kudarat</li> <li>6. Tacurong City</li> </ol> <p><b>RFO XIII (CARAGA)</b></p> <ol style="list-style-type: none"> <li>1. Bislig City, Surigao del Sur</li> <li>2. Burgos, Surigao del Norte</li> <li>3. Pilar, Surigao del Norte</li> </ol>
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## REVIEW AND APPROVAL OF COMPREHENSIVE LAND USE PLANS AND ZONING ORDINANCES

HLURB is charged to review and ratify CLUPs and ZOs of highly urbanized cities, independent component cities, Metro Manila cities and municipalities and provinces. However, to ensure completion and adoption of CLUPs and ZOs of component cities and municipalities by the respective Sangguniang Bayan (SB) and Sangguniang Panlungsod (SP), HLURB likewise provides technical assistance particularly in the integration of comments made by the Provincial Land Use Committee (PLUC)/Regional Land Use Committee (RLUC) in the course of their review. Relative to this, a total of

383 LGUs were assisted by the Regional Field Office (RFO) technical staff. List of approved CLUPs and ZOs in year 2005 is shown in Table 3.

As of December 2005, out of 1,610 cities and municipalities nationwide, 1,363 LGUs or 84.66% had approved CLUPs and ZOs. Of these, 758 (55.61%) were updated. On the other hand, out of 80 provinces, 73% or 58 had approved Provincial Physical Framework Plans (PPFPs). The plans of the remaining LGUs are still on various stages of the planning, review and approval process.

**Table 3. LIST OF APPROVED COMPREHENSIVE LAND USE PLANS (CLUPs) AND ZONING ORDINANCE (ZOs)**  
Calendar Year 2005

LGU	RESOLUTION NO.	DATE OF APPROVAL
Santiago City, Isabela *	R781, S05	July 20, 2005
Olongapo City, Zambales*	R783	August 22, 2005
Nasugbu, Batangas	R787, S05	November 7, 2005
Cabuyao, Laguna	SP Res. # 192, S05	April 6, 2005
Pila, Laguna	SP Res. # 698	October 26, 2005
Goa, Camarines Sur *	SP 785	October 5, 2005
Ajuy, Iloilo	SP Res. # 2005-081	May 17, 2005
Guimbal, Iloilo	SP Res. # 2005-107	July 5, 2005
Linamon, Lanao del Norte	SP Res. # 104-2005	March 7, 2005
Sta. Cruz, Davao Sur	SP Res. # 05-321	August 26, 2005

\* Ratified by HLURB



## DEPUTIZED ZONING ADMINISTRATION (DZA)

The strategy of deputation was employed by HLURB to institute and ensure proper implementation and enforcement of the CLUPs and ZOs at the local level. Designated Zoning Officers/Administrators of the LGUs are properly trained by HLURB in the processing and issuance of permits and zoning clearances to development projects. Under EO 72, said function was already devolved to the LGUs. However, for LGUs which did not assume the devolved function and to those without updated plans, HLURB still continued to perform said function.

The devolution recorded a continual decrease in the number of Deputized Zoning Administrators (DZAs) and correspondingly in the number of Certificates of Zoning Compliance (CZC) evaluated. From the total of 250 DZAs in CY 2003, the figure was trimmed down to 205 in CY 2004 and 167 in CY 2005.

**Table 4. TOTAL NUMBER OF DZAs BY REGION**  
Calendar Year 2005

REGIONAL FIELD OFFICE	NO. OF DZA
CAR	2
I	22
II	9
III	0
IV-A	14
IV-B	12
NCR	0
V	9
VI	26
VII	7
VIII	32
IX	9
X	23
XI	0
XII	1
XIII(Caraga)	1
<b>TOTAL</b>	<b>167</b>



## LICENSES TO SELL ISSUED

There were 2,429 projects issued license to sell in CY 2005 covering 298,002 units for both residential and non-residential projects. This proved to be another good year for real estate sector as the number of projects continued to escalate and went beyond the total produced in CY 2004 with a 2% increase. Residential projects accounted for 97% of the total issuances while 3% was credited to the non-residential projects.

A total of 1,700 licenses to sell were issued to simple subdivision projects with 4,986 units. Economic housing under BP 220 had 203 projects

covering the most number of housing units (44,606) while Open market housing under PD 957 had 152 projects with a corresponding number of 34,897 housing units.

For non-residential projects, memorial parks had the most number of projects issued license to sell covering 128,316 plots. RFO IV-A total of ten (10) memorial parks was registered in RFO IV-A covering 44,600 plots, the highest among the RFOs followed by the Central Visayas Region (RFO VII) and the Central Luzon Region (RFO III) with seven (7) projects apiece covering 24,646 and 9,514 plots respectively.

**Table 5. LICENSES TO SELL ISSUED**  
Calendar Year 2005

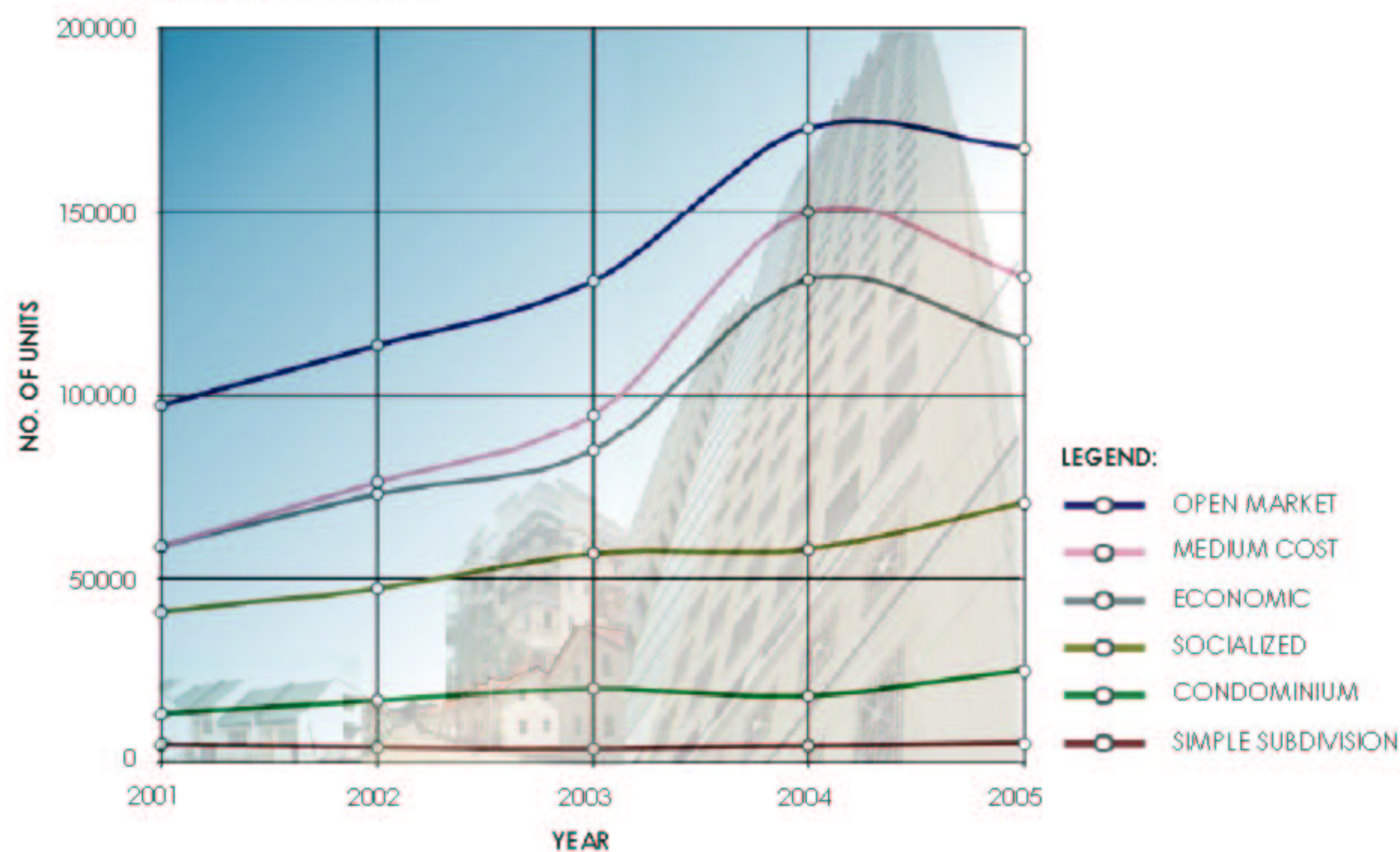
TYPE	PROJECTS	UNITS
<b>A. Residential</b>		
<i>Under PD 957</i>		
Open Market	152	34,897
Medium Cost Housing	75	16,955
Condominium	83	20,008
<i>Under BP 220</i>		
Economic Housing	203	44,606
Socialized Housing	76	18,715
Condominium Units	3	244
Compliance Projects (RA 7279)	56	26,818
Simple Subdivision	1,700	4,986
<b>SUB-TOTAL</b>	<b>2,348</b>	<b>167,229</b>
<b>B. Non-Residential</b>		
Industrial Subdivision	3	39
Commercial Subdivision	16	1,011
Commercial Condominium	5	607
Farmplot	12	800
Memorial Park	45	128,316
<b>SUB-TOTAL</b>	<b>81</b>	<b>130,773</b>
<b>GRAND TOTAL</b>	<b>2,429</b>	<b>298,002</b>

### Issuance by Regional Field Office (RFO)

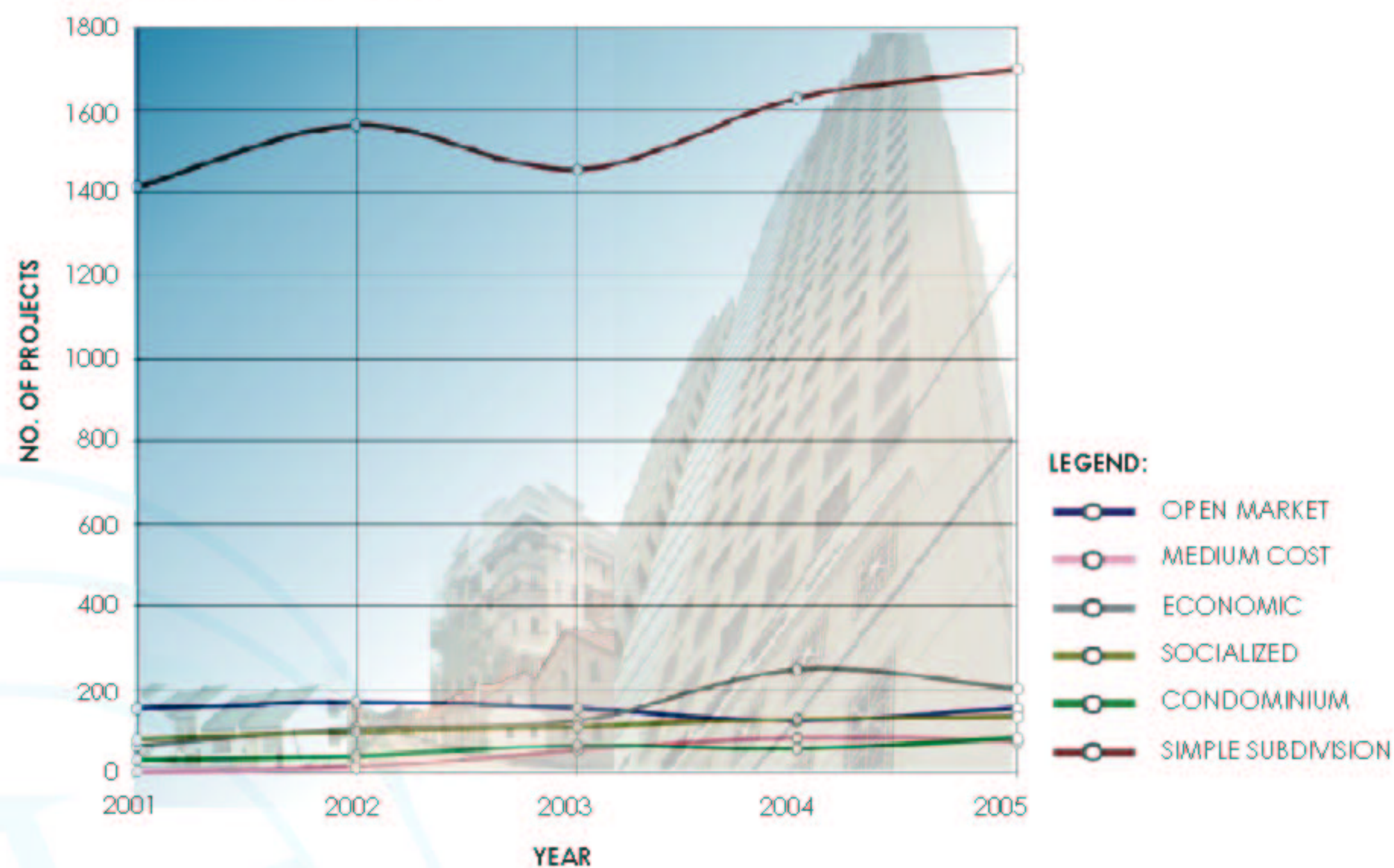
RFO IV-A (CALA-BARZON) once again proved to be the favorite hub of the developers' activities as it contributed 52,933 units representing 31.65% of the overall nationwide total in residential and condominium units. The Central Luzon Region (RFO III) and the Expanded National Capital Region (ENCR) were second and third of their priorities contributing a total of 36,464 and 27,384 units respectively.



**Figure 2. RESIDENTIAL UNITS COVERED BY LICENSES TO SELL**  
Calendar Year 2001 - 2005



**Figure 3. RESIDENTIAL PROJECTS ISSUED LICENSE TO SELL**  
Calendar Year 2001 - 2005





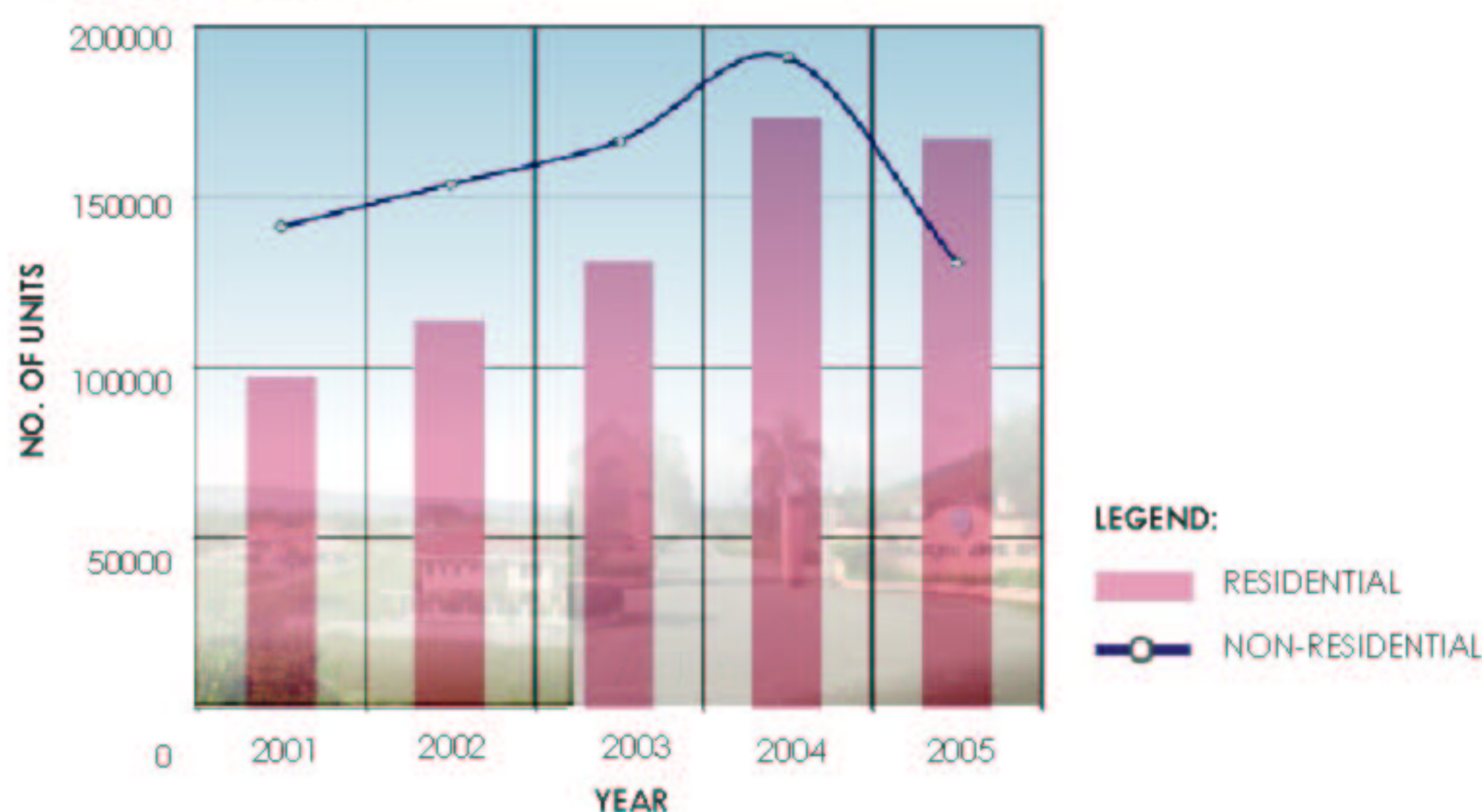
## DEVELOPMENT PERMITS ISSUED

Though a devolved function, HLURB still continues to act in behalf of local government units (LGUs) which have not yet assumed the function. The Board issued in CY 2005, a total of 294 development permits covering 146,593 units for both residential and non-residential

projects. (Refer to Table 6.)

A total of 11,422 other permits, clearances and certificates were likewise approved and issued, 787 HOAs registered and 3,873 brokers and salesmen registered/licensed.

**Figure 4. RESIDENTIAL AND NON-RESIDENTIAL UNITS COVERED BY LICENSES TO SELL**  
Calendar Year 2001 - 2005



**Table 6. DEVELOPMENT PERMITS ISSUED**  
Calendar Year 2005

TYPE	PROJECTS	UNITS
<b>A. Residential</b>		
Under PD 957		
Open Market	8	1,368
Medium Cost Housing	5	1,085
Condominium	53	16,310
Under BP 220		
Economic Housing	10	1,303
Socialized Housing	12	2,215
Condominium Units	2	331
Compliance Projects (RA 7279)	3	977
Simple Subdivision	189	17,150
<b>SUB-TOTAL</b>	<b>282</b>	<b>40,739</b>
<b>B. Non-Residential</b>		
Industrial Subdivision		
Commercial Subdivision	1	7
Commercial Condominium		325
Farmplot		
Memorial Park	11	105,261
<b>SUB-TOTAL</b>	<b>12</b>	<b>105,593</b>
<b>GRAND TOTAL</b>	<b>294</b>	<b>146,593</b>



## CASES/COMPLAINTS ADJUDICATED/RESOLVED

The Board adjudicates cases/complaints and resolves appeals pertaining to land use, zoning, real estate delivery and intracorporate disputes of homeowners associations (HOAs).

During the year (2005), 1,783 cases

were adjudicated and resolved by the arbiters, a 105% accomplishment above its annual target of 1700. Further, 368 legal opinions were rendered by the Legal Services Group (LSG) of the Board.

## MONITORING AND INVESTIGATIONS

Conduct of monitoring or investigations is undertaken to track down and pinpoint violations of non-compliance with the approved subdivision plan. The activity likewise provides concrete and ample bases for subsequent actions in response to complaints filed.

Investigations are done either on

actual locations or through table monitoring by examination of records pertinent to projects such as sales status report and licenses/permits issued.

A total of 25,368 investigations were recorded in CY 2005, a 115% accomplishment of its annual target of 22,000.





## POLICY GUIDELINES AND STANDARDS, IRRs, RULES AND PROCEDURES FORMULATED/UPDATED AND AMENDED

The Board thru the Rules and Standards Development Group (RSDG) continues to promulgate, update/amend policies, guidelines and standards and regulations to ensure that the same are in line with the current laws, development trends and demands. In 2005, four (4) guidelines were updated/amended, a 100% accomplishment against the annual target. These are the following:

- Revised Supplemental Guidelines on the Planting of Trees (Issued as MC # 06 dated 21 January 2005)
- Policy Study on the Number of Trees to be Planted in Residential Subdivisions (Issued as MC #29 dated 19 July 2005); Amendment to MC # 05 s. of 2005
- Revised application Form, requirements, Evaluation Report and Locational Clearance Pro-Forma (Issued as MC # 02 dated 12 January 2005)
- Amending the List of Documentary Requirements Prescribed in the Locational Guidelines for Base Stations of Cellular Mobile Telephone Service, Paging, Trunking Service, Wireless Local Loop Service and Other Wireless Communication Services (Approved per HLURB Board Resolution # 779 dated 19 May 2005)







It is said that youth and experience makes a perfect combination. And if it is perfect, it must be a winner.

For one memorable afternoon, the HLURB Choral gave – what else – but a perfect example. Formed barely two weeks prior to competition, the group featured a mix of the Board's old Turks and young blood, emerged as champion during the Christmas Party of the Shelter Agencies held at Celebrity Sports Plaza on December 22, 2005. They beat perennial champion PAG-IBIG or Home Development Mutual Fund (HDMF) which settled for a consolation prize. The other winners were, Socialized Housing Finance Corporation (SHFC) as 1<sup>st</sup> Runner-up, Housing and Urban Coordinating Council (HUDCC) as 2<sup>nd</sup> Runner-up and consolation prize winners, National Housing Authority (NHA), and National Home Mortgage Finance Corporation (NHMFC).

The HLURB Choral Group, whose female members wore Filipiniana while their male counterpart donned the Barong Tagalog, sang “Ang Pasko Sa Aming Bayan”, a traditional song originally performed by the Mabuhay Singers, complete with dance choreography and props. Commissioner Francisco L. Dagñalan gave a narrative on the song to open the group's performance.

Actress Snooky Serna was one of the two celebrities who graced the occasion, the other one was Roxanne Barcelo who would later join ABS-CBN's Pinoy Big Brother. Ms. Serna sat as one of the judges in the choral group contest.

It was a sweet victory especially for the veteran members of HLURB's Choral Group who had represented the Board in several choir competitions in the housing sector but never been a grand prize winner. This time though, HLURB seemed to have finally found the right pieces to compliment its seasoned members' passion and competitive fire. A young professional coach who preaches discipline and a slew of young talented newcomers who exude enthusiasm and confidence did the trick.

The members of the Choral Group are:

#### Female

Babiano, Michelle Jan B.  
Bayat, Ester B.  
Bitancor, Mesalemia R.  
Buagas, Edita N.  
Cañas, Marilyn K.  
Garchitorena, Rita M.  
Garlan, Evangelina S.  
Japa, Marivic C.  
Jiao, Sonia L.  
Kahanding, Celina P.  
Reyes, Alicia A.  
Rullon, Emma V.  
Springael, Theresa L.  
Vergara, Magdalena S.

#### Male

Dalangin, Leovino A.  
Evangelista, Alfredo C.  
Evangelista, Michael I.  
Ligsay, Frederick Allan M.  
Moranan, Ernesto C.  
Rosen, Danilo G.  
Sopaco, Agustin M.  
Taningco, Runel B.  
Tumayao, Vincent Arge R.  
Villanea, Julius O.









## ADMINISTRATION AND FINANCE

### Manpower Resources

HLURB had a total workforce of 460 in CY 2005, a 4% increase from last year's (CY 2004) total manpower. Of the total, 277 were females and 183 were males. There were 445 permanent employees while 9 were casual/temporary. Seventy one percent (71%) were assigned at the regional Field Offices and twenty nine percent (29%) were at the Central Office.

The accommodation of eighteen (18) new hirees more than covered for those who either resigned, retired or were dropped from the roster of personnel because of long absence

without official leave. Six (6) were Allocated to the RFOs and the rest to the Central Office.

In terms of personnel distribution, the General Services Division (GSD) had the most number of personnel in the Central Office followed by the Accounting Division and the Human Resource Management Division (HRMD). Among the RFOs, the Expanded National Capital Region (ENCRFO) had the highest personnel complement followed by RFO IV-A (CALABARZON) and RFO VII (Central Visayas Region). See Table 7

### Fiscal Resources

The HLURB's budget under the CY 2005 General Appropriation Act No. RA 9336 is One Hundred Sixty Four Million and One Hundred Six Thousand Pesos (P164.106M). The actual release, however, was One Hundred Sixty

One Million and Eight Hundred Seventy Eight Thousand Pesos (P161,878), with additional release of Four Million and Six Hundred Thirteen Thousand Seven Hundred Eighty Nine Pesos (P4,613,789.00).

These are broken down as follows:

P 154,308,000	-	Built-in Appropriation
4,211,000	-	Miscellaneous Personnel and Benefit Funds (MPBF)
402,789	-	Pension and Gratuity Fund
9,798,000	-	Automatic Appropriation

(See Figures 5 and 6.)



Figure 5.

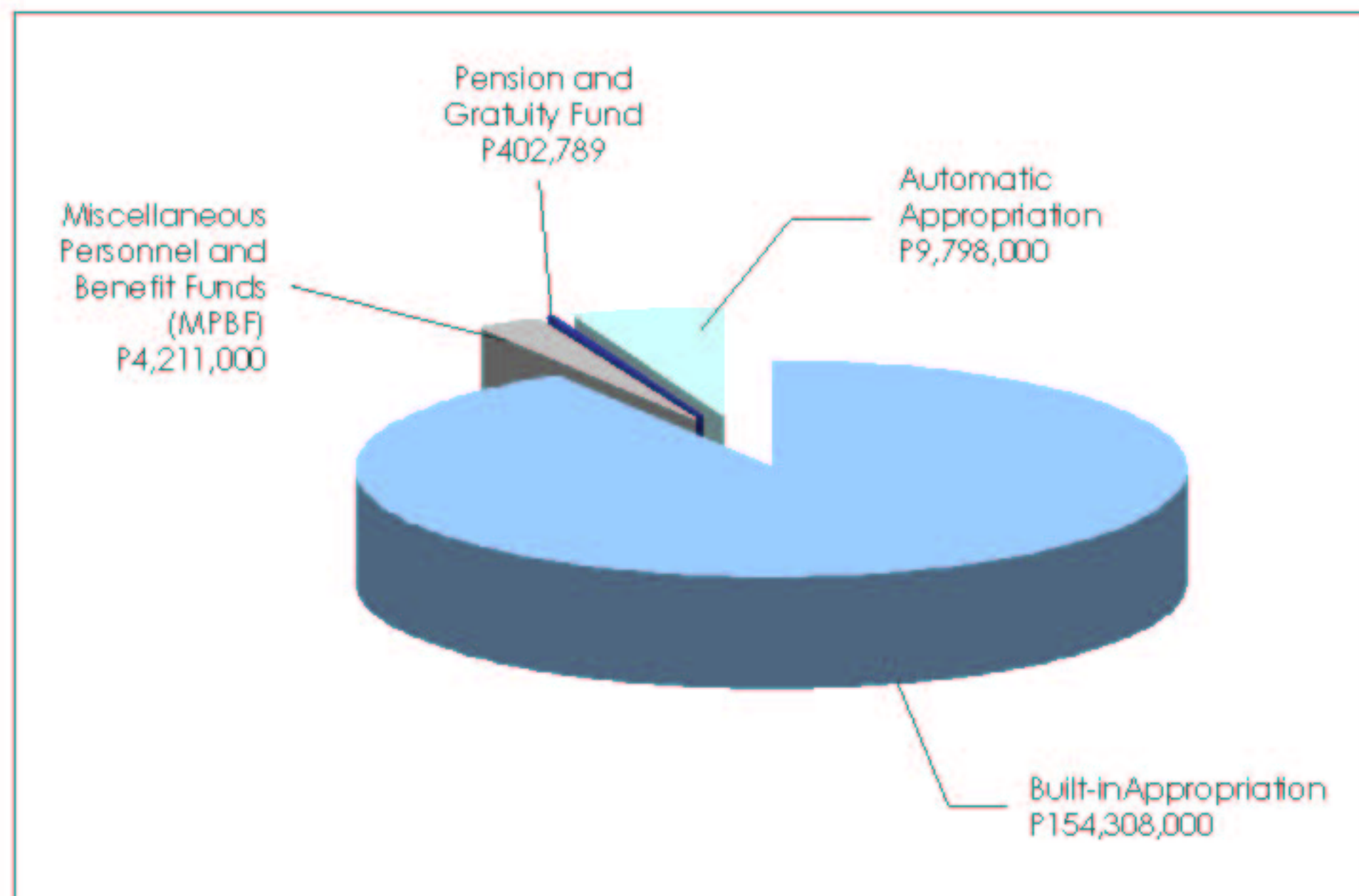


Figure 6. BUDGET ALLOCATION  
Calendar Year 2005

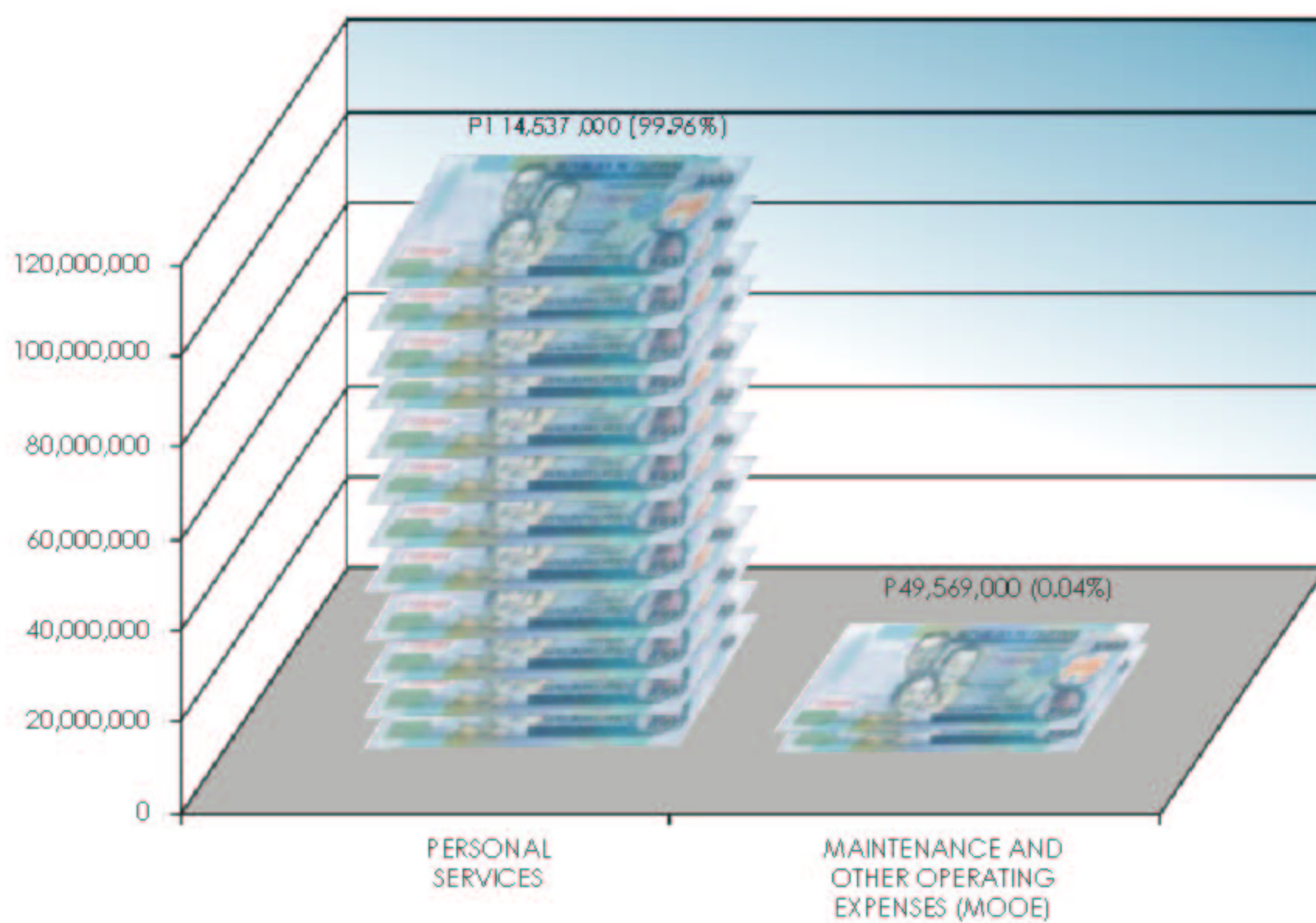




Table 7. SUMMARY OF HLURB PERSONNEL DISTRIBUTION PER OFFICE  
(As of December 2005)

OFFICE/REGION	SEX		S T A T U S										POSITION				TOTAL	
			PERMA-NENT		TEMPO-RARY		CASUAL		WITH FIXED TERM		CO-TERMINOUS		TECHNICAL		NON-TECHNICAL			
	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F		
Office of the Chief Executive Officer	1	2		2						1				1	2			3
Executive Services Group	2	5	2	5										2	4		1	7
Plans and Programs Group	1	6	1	6										1	5		1	7
Board Secretariat		4		3		1									2		2	4
Internal AuditService		3		3											3			3
Office of Comm. F. L. Dagñalan	1	1		1						1				1			1	2
Legal Services Group	2	7	2	6									1	2	5		2	9
Information Technology Group	4	3	4	3										4	3			7
Office of Admin. & Finance																		
Human Resource Management Division		10		10											4		6	10
General Services Division	18	7	18	7										3	5	15	2	25
Office of Comm. T. A. Desierto	1	2	1	1						1				1	2			3
Appeals and Review Group	5	4	5	3									1	5	3		1	9
Budget Division	2	6	2	6										1	3	1	3	8
Accounting Division	3	15	3	15										2	8	1	7	18
Office of Comm. J. Y. Pang	1	1		1						1				1			1	2
Rules and Standards Development Group	1	8	1	8										1	7		1	9
Field Operation Support Group	1	6	1	6										1	5		1	7
SUB-TOTAL	43	90	40	86	0	1	0	0	3	1	0	2	26	61	17	29	133	
ENCRFO	27	36	25	36				2						22	31	5	5	63
RFO-CAR	5	8	5	8										4	8	1		13
RFO-I	5	8	5	8										4	8	1		13
RFO-II	11	7	10	7	1									10	6	1	1	18
RFO-III	6	14	6	14										5	12	1	2	20
RFO-IV-A	19	23	18	22	1	1								15	18	4	5	42
RFO-IV-B	6	3	5	3	1									4	3	2		9
RFO-V	7	12	7	12										7	9		3	19
RFO-VI	9	10	9	10										7	9	2	1	19
RFO-VII	9	11	8	11	1									8	11	1		20
RFO-VIII	7	9	7	9										7	9			16
RFO-IX	7	9	7	9										6	9	1		16
RFO-X	2	11	2	11										2	10		1	13
RFO-XI	9	10	9	10										8	9	1	1	19
RFO-XII	5	11	5	10		1								5	8		3	16
CARAGA	5	4	5	4										5	4			9
With Appealed Administrative Case	1	1	1	1										1	1			2
SUB-TOTAL	140	187	134	185	4	2	2	0	0	0	0	0	120	165	20	22	327	
GRAND TOTAL	183	277	174	271	4	3	2	0	3	1	0	2	146	226	37	51	460	



**CONSOLIDATED BALANCE SHEET**

(Regional and Central Office)

**(COMPARATIVE)**

For the year Ended December 31 , 2005

**ASSETS**

	<b>2005</b>	<b>2004</b>
<b>Current Assets</b>		
Cash and Receivables	544,939,413.25	512,245,364.22
Inventories	2,545,738.59	2,232,560.78
Prepaid Expenses	2,487,619.94	2,573,133.90
Other Current Assets	4,800.00	4,800.00
<i>Total Current Assets</i>	<u>549,977,571.78</u>	<u>517,055,858.90</u>
<b>Property, Plant and Equipment</b>		
Property, Plant and Equipment	80,401,989.04	78,658,448.83
Less: Accumulated Depreciation	30,726,542.15	25,099,818.56
<i>Total Property, Plant and Equipment</i>	<u>49,675,446.89</u>	<u>53,558,630.27</u>
<b>Other Assets</b>		
Other Assets	<u>1,284,482.43</u>	<u>1,327,593.53</u>
<b>TOTAL ASSETS</b>	<u><b>600,937,501.10</b></u>	<u><b>571,942,082.70</b></u>

**LIABILITIES AND EQUITY****LIABILITIES**

Current Liabilities	28,744,853.75	23,927,759.54
Deferred Credits	29,169.35	29,169.35
<i>Total Liabilities</i>	<u>28,774,023.10</u>	<u>23,956,928.89</u>

**EQUITY**

Government Equity	<u>572,163,478.00</u>	<u>547,985,153.81</u>
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**TOTAL LIABILITIES AND EQUITY**

<u><b>600,937,501.10</b></u>	<u><b>571,942,082.70</b></u>
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Certified by:

  
**ISABELITA J. FELIZARDO**  
 OIC, Accounting

Approved by:

  
**ROMULO QURINO M. FABUL**  
 Chief Executive Officer  
 Commissioner



## SPECIAL PROJECTS UNDERTAKEN

### **Review, Updating and Enhancement of the HLURB Comprehensive Land Use Planning Guidelines**

In consonance and pursuant to the provisions of the Local Government code of 1991 (RA 7160) and Executive Order 72, HLURB thru the Rules and Standards and Development Group (RSDG), has formulated a number of guidelines for LGU's comprehensive land use planning. Aware of a number of initiatives relating to development planning and governance both at the local and international scene which have had significant impact on local planning prompted HLURB to update the existing planning guidelines.

This project started in March 2004 which includes review/assessment of the existing HLURB planning guidelines with emphasis on specific sectors. Nationwide consultation and a series of focused group discussions, inter and intra-regional consultations were spearheaded by the three (3) Sectoral Development Study Groups (SDSGs) composed of HLURB personnel from sixteen (16) Regional field Offices (RFOs) nationwide under the direct supervision and close coordination with the project Management Office (PMO) based at the Central Office. Experts on the field of land use planning from the academe, government, non-government organizations (NGOs) and the private sectors were invited to a series of fora in order to generate direct comments and suggestions.

The Project Document (PRODOC) was subjected to three (3) national consultations and writeshops. The final output would be a two-volume guidelines.

Volume 1, "A Guide to Comprehensive Land Use Plan Preparation" identifies and describes the steps of the CLUP preparation. This was approved by the EXCOM of HLURB in November 2005 and was approved by the Board thru Resolution 789 on 16 February 2006.

Volume 2, "A Guide to CLUP Sector Studies", provides the sectors frameworks for the CLUP preparation and serves as reference materials in analyzing the existing situation.



## GIS Cookbook for LGUs

This report is Volume 3 in the Comprehensive Land Use Planning Guide Portfolio. It describes the fundamentals for a GIS and other information systems needed in the plan preparation process.

The Cookbook consists of two parts: the first is the narrative component which describes what you need to know to start up a functioning GIS as a tool to use in the CLUP preparation. The second one is the "Toolbox" which consists of a number of detailed instructions, templates and dummies, which will be useful in the actual implementation of the tool.

SIDA Representative visit to HLURB, March 2, 2005



3rd Technical Working Group/Stakeholders Consultation Meeting, October 5, 2005

Housing and Land Use Regulatory Board

IATFGI Consultation Meeting, October 10, 2005



Consultation with Planners, October 6, 2005

A GPS Survey in Laurel, Batangas, August 10, 2005





## Special Feature

*Different faces . . . . . One strong voice*



Registered on July 8, 2005 with the Department of Labor and Employment and the Civil Service Commission, AHEAD is a legitimate employees' organization with the right to represent its members and undertake activities to further and defend its interest. Later, on September 26, 2005, it was accredited by the Civil Service Commission as the sole and exclusive negotiating agent of the rank and file HLURB employees.





## LEGAL BASIS

- Executive Order 180, dated June 1, 1987

Providing guidelines for the exercise of the right to organize of government employees, creating a Public Sector Labor-Management Council (PSLMC), and for other purpose.

- Rule 5 of the IRR of EO 180 (PSLMC, Resolution No. 2, s. 1991

An accredited organization/union shall be recognized as the sole and exclusive representative of the rank and file employees of the agency in negotiating with management on terms and conditions of employment not fixed by law.

A core group was organized to draft its initial Constitution and By-laws. On May 25, 2005, the 1st General Assembly was held for the ratification of its Constitution and By-laws and Election of Transition Officers. This set of officers served as the policy-making body until the next set of officers were elected. Thus, in November 29, 2005, the 1st National Election of the Board of Directors was held. On December 15, 2005, the 2nd General Assembly and Turn-Over Ceremonies was held at HLURB Central Office. It was on the same day that a new set of officers who composed the Executive Committee and the Standing Committees were elected among the Board by the members of the Board themselves.



1st General Assembly, May 25, 2005 for the ratification of the Constitution and By-Laws.



## STRUCTURE

The Association is manned by 15 Board of Directors (BOD) duly elected by the members nationwide also occupying the Executive Committee and the Committee Chairpersonships.

### ■ Proportional Representation of the members of the Board of Directors

CLUSTERS	ALLOTTED SEATS IN THE BOD
Central Office, ENCR, Region IV-and Region IV-B	9 seats
Luzon Regional Offices (Regions CAR, I, II, III and V)	2 seats
Visayas Regional Offices (Regions VI, VII and VIII)	1 seat
Mindanao Regional Offices (Regions IX, X, XI, XII and CARAGA)	3 seats

1st National Election of the Board of Directors, November 29, 2005



2nd General Assembly and Turn-Over Ceremony, December 15, 2005

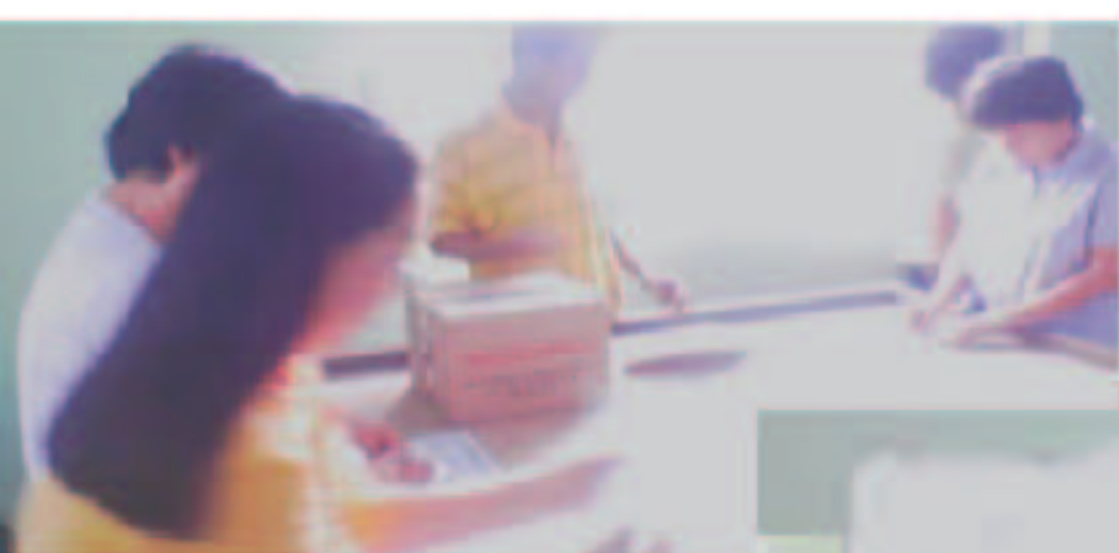


## EXECUTIVE COMMITTEE

President	<b>EnP. Lloyd Sioson</b> (Central Office)
Vice-President	
- Internal	<b>Atty. Ma. Luisa Pangan</b> (ENCR)
- External	<b>Atty. Gonzalo Tumulak</b> (Region VII)
Secretary	<b>Julie Murita A. Torres</b> (Central Office)
Asst. Secretary	<b>Mamanto Abdula</b> (Region XII)
Treasurer	<b>Leovino Dalangin</b> (Central Office)
Asst. Treasurer	<b>Betty Jimenez</b> (Central Office)
Auditor	<b>Julie Collado</b> (Region II)
PRO	<b>George Martinez</b> (Region XI)

## STANDING COMMITTEE (Chairperson)

Committee on Membership and Organizing	<b>Gilda Estilo</b> (Central Office)
Committee on Finance	<b>Rafaels Imbing</b> (Region IX)
Committee on Welfare and Benefits	<b>Arthur Armea</b> (Central Office)
Committee on Labor, Education and Research	<b>EnP. Cristina de la Cruz</b> (Central Office)
Committee on Grievance	<b>Atty. Pher Gedde De Vera</b> (CAR)
Committee on Regional Affairs	<b>EnP. Meselemia R. Bitancor</b> (Central Office)



Election of Transition Officers, May 25, 2005





## Directory of Key Officials

---



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**Atty. ROMULO Q. FABUL**  
Chief Executive Officer and Commissioner



**Atty. TERESITA A. DESIERTO**  
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**Atty. FRANCISCO L. DAGÑALAN**  
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## COMPREHENSIVE LAND USE PLANNING AND ZONING ASSISTANCE

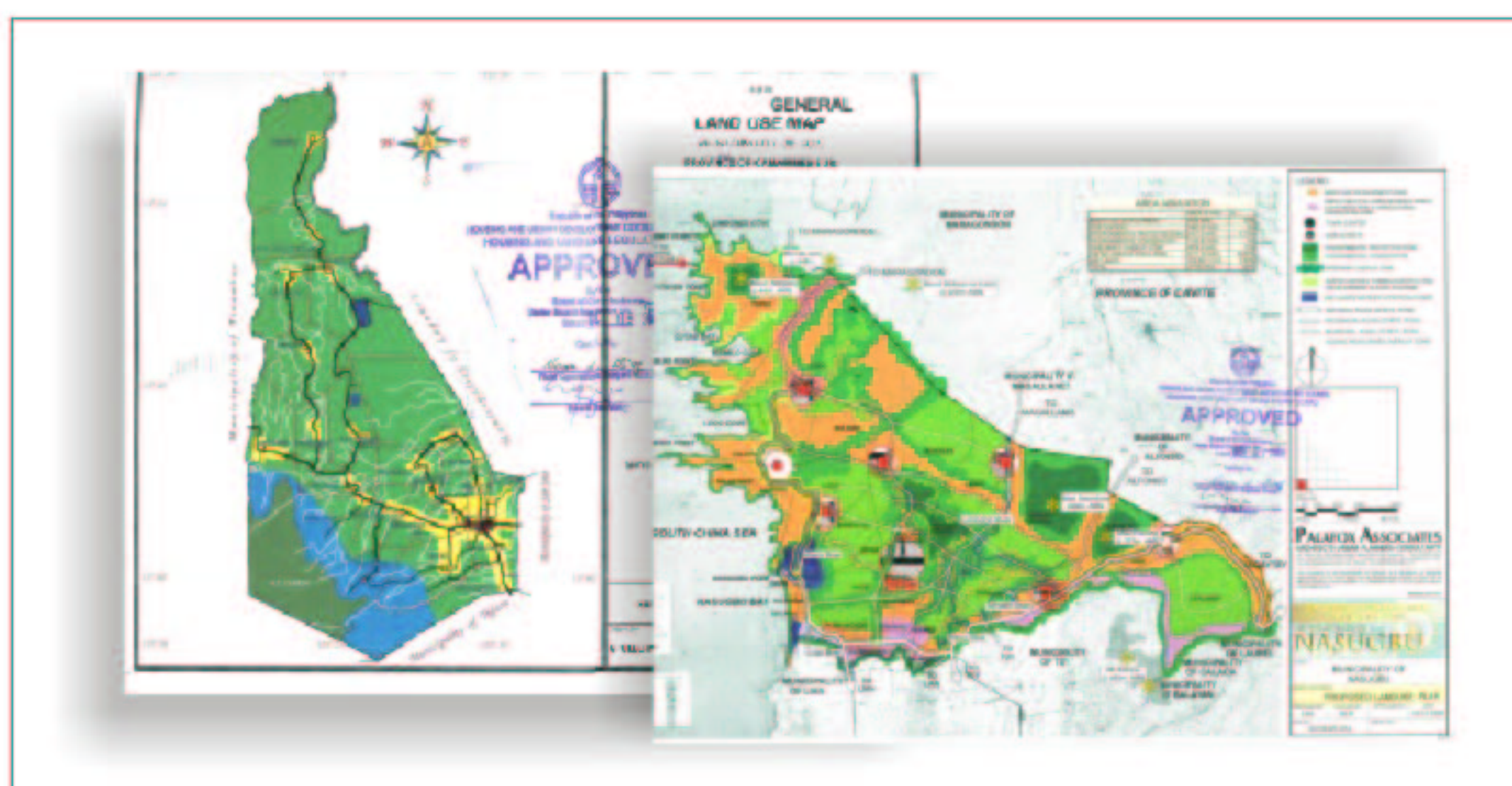
In 2005, 104 out of the 101 targeted LGUs (103%), were provided consultancy services in comprehensive land use planning and zoning bringing to a total of 892 LGUs assisted within six (6) years starting in CY 2000. Collaborative

efforts with the LGUs, other concerned agencies and the private sectors led to the formulation of seventy six (76) more CLUPs and Zos in 2005. Refer to the succeeding table.

**Table 1. COMPLETED CLUPs/ZOs VS. ACTUAL LGUs ASSISTED AND TARGET LGUs BY YEAR.**  
CY 2000 - CY 2005

YEAR	TARGET LGUs (No.)	ACTUAL LGUs ASSISTED (No.)	COMPLETED CLUPs/ZOs
2000	138	183	151
2001	139	139	125
2002	139	164	143
2003	153	173	121
2004	153	129	70
2005	101	104	76
<b>TOTAL</b>	<b>823</b>	<b>892</b>	<b>686</b>

**Figure 1. SAMPLE MAPS OF APPROVED CLUPs.**





*Year 2005 proved to be another productive year for the Housing and Land Use Regulatory Board (HLURB) as it continued to stand pat as a guardian for housing and land development.*

*The Board posted a remarkable achievement and surpassed its annual target in the field of regulation and enforcement and in providing technical assistance and capacity building to LGUs in comprehensive land use plan and zoning formulation, real estate management and zoning administration.*





## Table of Contents

---

The Profile . . . . .	i
The CEO's Recap and Message . . . . .	ii
Comprehensive Land Use Planning and Zoning Assistance . . . . .	2
Review and Approval of Comprehensive Land Use Plans and Zoning Ordinances . . . . .	4
Deputized Zoning Administration (DZA) . . . . .	5
Licenses to Sell Issued . . . . .	6
Issuance by Regional Field Office . . . . .	6
Development Permits Issued . . . . .	8
Cases/Complaints Adjudicated/Resolved . . . . .	9
Monitoring and Investigations . . . . .	
Policy Guidelines and Standards, IRR's, Rules and Procedures Formulated/Updated and Amended . . . . .	10
We are the Champions! . . . . .	11
Administration and Finance . . . . .	13
<i>Manpower Resources</i>	
<i>Fiscal Resources</i>	
Consolidated Balance Sheet . . . . .	16
Special Projects Undertaken . . . . .	17
<i>Review, Updating and Enhancement of the HLURB</i>	
<i>Comprehensive Land Use Planning Guidelines</i>	
<i>GIS Cookbook for LGUs</i>	
Special Features . . . . .	19
Directory of Key Officials . . . . .	23



## The CEO's Recap and Message

As we look back in retrospect to the events in 2005, one could say that it was a year unlike any other in the history of the agency.

In a period during which the HLURB performed beyond expectation, the loss of the Board's commissioner for legal would send its remarkable season to a painful conclusion.

Except for the last part though, the year was filled with bright spots.

By the end of 2005, HLURB had issued license to sell to 2,348 residential projects - an increase of 2% from 2004. On the other hand, the actual number of completely constructed and licensed housing units was 167,229 -- marking the first time in many years that total production has not dropped the 150,000 units on consecutive seasons.

The Board was unrelenting in its bid to have all Local Government Units (LGUs) covered when it came to extending land use planning assistance. With a set target of 101 LGUs for 2005, HLURB did better as 104 LGUs have benefited technically from this undertaking. Relative to such task, our office has approved during the period the Comprehensive Land Use Plans (CLUPs) and Zoning Ordinance (ZO) of two cities and eight municipalities.

With respect to its equally important role as a watchdog and dispenser of justice in the housing sector, HLURB's performance was likewise satisfactory. A total of 25,368 investigations were recorded in 2005 that exceeded the set target of 22,000 -- an accomplishment rating of 115%. The Board acted upon and disposed of 1,783 cases, eclipsing its annual target of 1,700 or 105%. Numbers aside, these achievements bespeak well of the labor and perseverance of the Board's dedicated workforce who for a time got decimated but resolutely plodded on.

In terms of rules and standards development, HLURB has revised the supplemental guidelines on the planting of trees in residential subdivisions and the application form, requirement, evaluation report and locational clearance pro-forma. The Board has also amended the list of documentary requirements prescribed in the Locational Guidelines for Base Station of Cellular Mobile Telephone Service, Paging, Trunking Service, Wireless Local Loop Service and other wireless communication services.

But success sometimes has its bitter price. While the things we accomplished this year brought us joy, we also endured the pain of losing someone who was a huge part of it. The passing of Atty. Francisco L. Dagñalan, our commissioner for legal and supervising commissioner for Mindanao a day after Christmas jolted everyone in his HLURB family.

We lost a man whose incomparable work ethic and intellect helped the Board in the preparation and adoption of industry-friendly Board Resolutions and simplified rules and regulations and decisions that have supported and encouraged greater private sector participation in the national shelter program. As big as the loss is to government housing sector, though, there will be a larger void in our office.

But the Board has dealt with adversity before and we have learned to share each pain as a family.

It is said that there are two ways to go through life. There is a choice to sit and dwell on painful experience in perpetuity or to have it inspire you to work harder and get the job done. Our departed colleague, who was a workhorse himself, would no doubt prefer that we take the second route.

And we will.

Because the fact that there is no end in improving people's lives, it shall serve as our motivation to carry on.

  
**ROMULO Q. M. FABUL**  
 Chief Executive Officer and Commissioner



## **Mandate**

*As one of the key housing agencies,  
the Housing and Land Use Regulatory Board  
shall enhance rational land use  
and housing and real estate delivery  
through policy development,  
planning and regulations.*

## **Vision**

*To attain well planned and  
self-reliant communities  
via land and housing  
regulations.*

## **Mission**

*To promulgate and enforce land use  
and housing regulations which sustain  
a balance among economic advancement,  
social justice and environmental protection  
for the equitable distribution and enjoyment  
of development benefits.*





**HOUSING AND LAND USE REGULATORY BOARD**

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